



**DAVID
ROEDER**
*Commercial
Real Estate*

EPA Region 5 Records Ctr.



225851

Building sale suggests jobs-for-condos switch

A major housing developer in the city has purchased a Northwest Side office building that's leased to the maker of Skil and Bosch power tools, suggesting that condos may eventually abide in what's currently the home of 530 corporate jobs.

A group headed by **Rezmar Corp.** has closed on the acquisition of 4300 W. Peterson, the home of **S-B Power Tool Co.** Sources said Rezmar paid \$10.25 million for the four-story, 109,000-square-foot building. Through a spokeswoman, Rezmar chief executive **Daniel Mahru** said no changes are planned in the property, which for years was the home of **Walgreen Co.**

However, S-B has said it wants to move because it needs more space. Sources said the company has checked out several suburban sites, gotten "sticker shock" over the quoted rents even in a slow market, and has started re-evaluating what to do. Its lease on Peterson originally expired in mid-2002, but has been extended to August 2003.

S-B executives could not be reached for comment Tuesday. **Daniel Hyman**, president of **Millennium Properties Inc.** and a broker involved in the sale, declined to discuss the transaction but said the building's current zoning allows for up to 92 homes.

The seller of the building was **Baker Development Corp.**, which is active in both residential and commercial projects on the North Side.

BOOK OF NUMBERS: Perhaps the most mathematically minded developer, **Steven Fifield**, plans to build a 30-story apartment building at the southwest corner of Jefferson and Lake and has gathered facts to explain why it's a good idea. Fifield said the Near West Side has grown phenomenally in just the last five years, with its population increasing to 5,700 residents from 3,000. Additional projects in the works will push that total past 7,000 and more speculative deals could mean an area with about 10,000 people, nearly the size of Winnetka, Fifield said.

"Plato said that a town is sufficient when its population reaches 6,000 people," he said. "This may explain why Presidential Towers, which has a population of 3,000, has always been a lonely place to be in the near West Loop." Fifield is aiming for a late summer construction start and a 2004 completion for his 274-unit building with 281 parking spaces, a venture with **Union Labor Life Insurance Co.**, which provided initial financing.

Fifield bought the property for \$4.6 million from **MCZ Development Co.** and **Jameson Realty Group Inc.** The architect for the project is **James Loewenberg** of **Loewenberg & Associates Inc.**

The timing reflects the conventional wisdom about the residential market from this town's more bullish developers. Many think the economy will pick up the pace starting later this year and that downtown will see growth in jobs and housing beginning in 2003.

TAKE IT AWAY: Thorium, a radioactive metal used by a 19th century lamp manufacturer in Streeterville, has caused complications for several developers. It's also shown up on the south side of the Chicago River near the lakefront, where **Joel Carlins** is planning his massive

JOB-TO-CONDOS SWITCH

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CALENDAR NOTE: The **Chicago Association of Realtors** hosts a program Thursday about the pros and cons of starting your own commercial real estate company. It's at the East Bank Club, 500 N. Kingsbury, with breakfast at 7:30 a.m. and a panel at 8:30 a.m. Call **Dennis Gano** for information, (312) 327-9635.

DOING THE DEALS: **Duke Realty Corp.** signed liquor giant **Guinness UDV** to a lease of more than 380,000 square feet at 555 Joliet Road, Bolingbrook. Guinness will use the building as a warehouse for brands such as Smirnoff, Johnnie Walker and Baileys. ... Hotel investor **David Friedman's** former Holiday Inn Mundelein has gotten a thorough spiffing up and is now the Crowne Plaza Chicago North Shore at 510 E. Route 83 in Mundelein. (Please be advised, Mundelein is not the North Shore.) ... **Otis Koglin Wilson Architects Inc.** has consolidated at 600 W. Jackson, where it took 13,000 square feet. The firm has been split between Lincolnshire and the former Inland Steel building at 30 W. Monroe. ... The Corner Bakery has signed as the inaugural tenant at **Norwood Builders'** retail and residential project in downtown Mount Prospect at Northwest Highway and Route 83. **Mid-America Real Estate Corp.** is the leasing agent. ... **Gammonley Group** has started construction on its 34-story condo building at 1111 S. Wabash.